

Revision Date: October 2013

APPLICABILITY

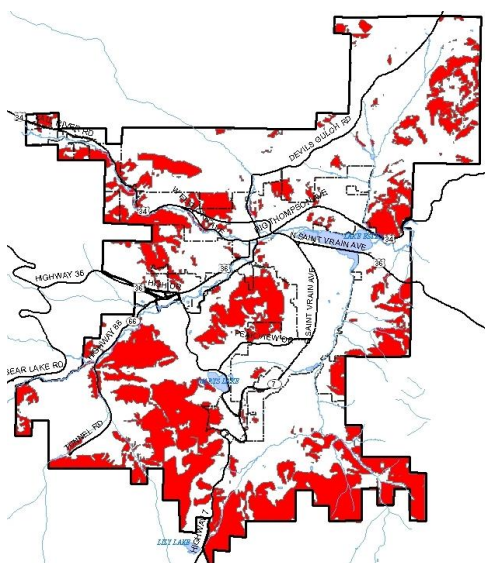
All new development and subdivisions must comply with hazard mitigation if in a wildfire hazard area.



Woodland Heights Fire – June 2012

WILDFIRE HAZARD AREAS

Mapped Hazard Areas. Wildfire hazard areas include all those areas shown as "high-tree" fire hazard areas on the Wildfire Hazards Resource Map.



Wildfire Hazards Resource Map

Unmapped Hazard Areas. Wildfire hazard areas also include areas located outside of the mapped wildfire hazard areas that are identified by the Colorado State Forest Service or the Larimer County Wildfire Safety Specialist as hazardous areas.



Type I Helicopter over Lake Estes

SINGLE-FAMILY DEVELOPMENT

Single-family residential development is subject to wildfire hazard review.

For properties within unincorporated Estes Park: the Larimer County Sheriff's Department administers wildfire mitigation review.

For properties within the Town of Estes Park, the building department administers wildfire mitigation review.

RESIDENTIAL

MITIGATION PLAN REQUIRED

When new development or subdivision is proposed within a wildfire hazard area, the

Applicant shall be required to submit a mitigation plan prepared by a professional forester, addressing how the development or subdivision will either avoid or mitigate the hazard, as more fully set forth below.

Fees are required for Larimer County Sheriff review.

MITIGATION PLAN REQUIREMENTS

Mitigation plans shall be prepared according to the "Colorado Landowner Forest Stewardship Plan Guidelines."

REVIEW CRITERIA

In reviewing new development or subdivisions subject to this Section, the Decision-Making Body may deny development within a hazard area or may approve it on the condition that the development is designed and built in such a manner to adequately mitigate the hazard.

In reviewing new development and subdivisions, the Decision-Making Body shall take into consideration the following:

- (1) The Applicant's mitigation plan;
- (2) Vegetative, topographic, access and other technical information presented by the Applicant or other interested party, including the Town, County or other public agency;
- (3) Recommendations of a reviewing state agency having expertise with respect to the hazard in question and recommendations of others with similar expertise; and,
- (4) Site specific vegetation and topographical characteristics.



Source: Colorado Forest Service

“Coloradoans will pay higher insurance premiums – but not for a few years – from wildfire losses that are expected to reach hundreds of millions of dollars.”

Colorado Wildfires to raise insurance rates in future years. The Denver Post, June 27, 2012

MITIGATION TECHNIQUES

Mitigation methods required by the Decision-Making Body may include, but are not limited to:

- (1) Compliance with "Guidelines and Criteria for Wildfire Hazard Areas," written by the Colorado State Forest Service, September 1974; "Wildfire Mitigation Plan Standards and Guidelines (Appendix D)," written by the Colorado State Forest Service, April 1997;
- (2) Specific requirements for construction, location and density of structures and/or lots;
- (3) Provision of defensible space in compliance with current Colorado State Forest Service guidelines shall be required on all new construction in wildfire hazard areas. For additions to or changes in the type of the occupancy or use in existing structures, a defensible space shall be provided around the entire structure; and
- (4) Specific requirements for alteration to the vegetative features of the land.

Note: This information was summarized from Estes Valley Development Code Section 7.7 *Geologic and Wildfire Hazard Areas*. Please visit www.estes.org for complete development code requirements.



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